

Timber Bid Invitation

Location & Directions

You are invited to bid on the sale of mostly oak timber on the Stevens property near Niangua, Missouri. The property is in Sections 1, Township 31 North, Range 18 West in Webster County, Missouri.

The property is located northwest of Niangua and north of Marshfield, MO. From Marshfield, take I-44 east (north) for 6 miles. Take exit 107 toward Sampson Rd./Sparkle Brook Rd. Turn right onto County Road 158/Sampson Rd. and continue on Sampson Rd. for 2.2 miles. Turn left on Quarry Ln. and follow for 1.1 mile. The property will be on the left (south) side of the road. There is a gap in fence and a gate at the northeast corner of the property through which the timber can be accessed. The GPS coordinates for this property are 37.440285,-92.864117. See the included maps for more detailed location information.

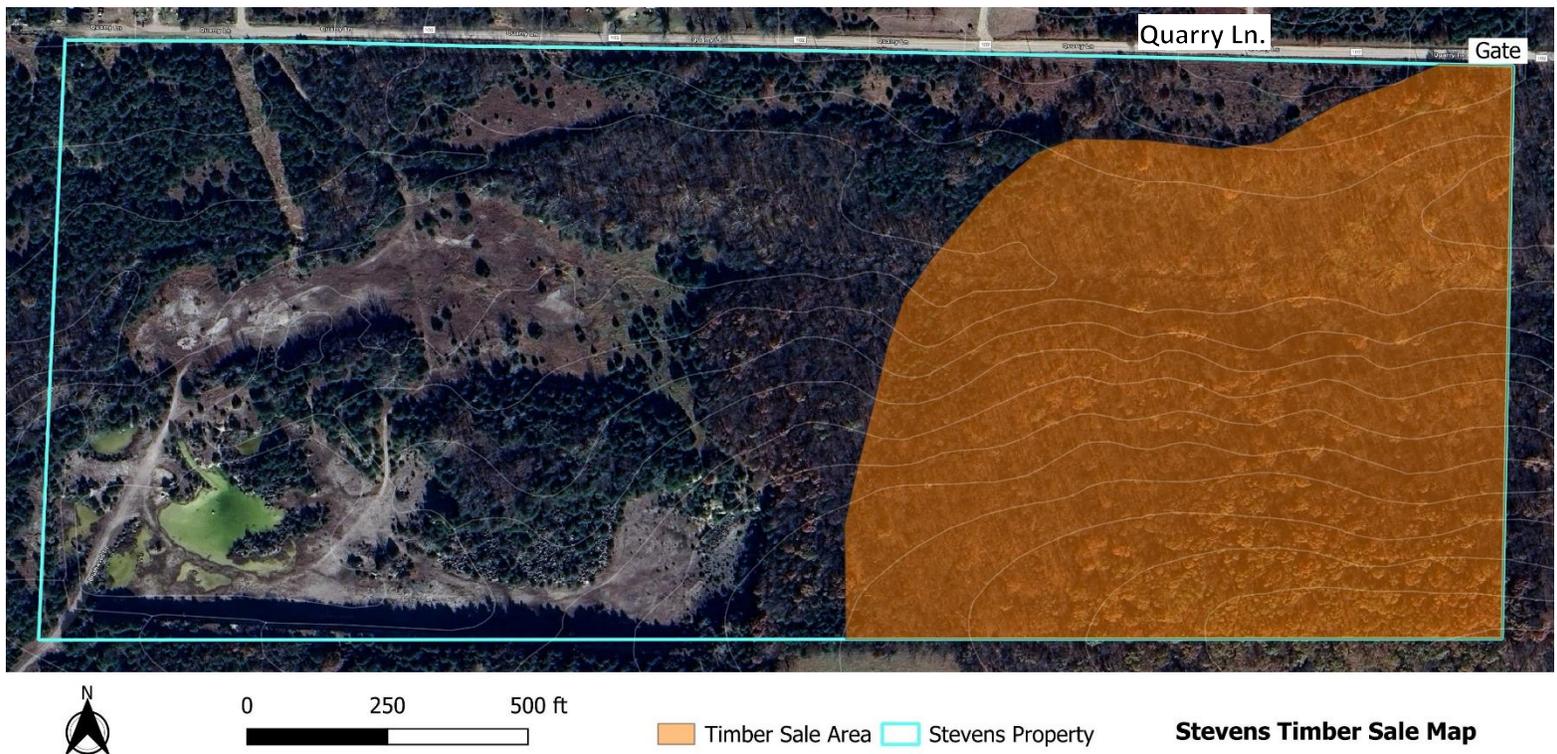
For additional information or to set up an appointment to view the timber, contact **Eric Yarnell** of Yarnell Forestry Consulting at **(417) 241-2827**.

Description of Property & Access

There are approximately 80 total acres of property in this tract, and timber is marked on about 29 acres of property. The terrain is lightly to moderately sloping, so water bars will need to be installed in some locations. Property boundaries are fenced.

Description of Marked Timber

There are 732 trees marked with orange rings painted at eye level and orange dots near the ground. These trees have an estimated total volume of **96,457 board feet** using the **International** Scale or 65,204 Doyle board feet. There are also some trees painted with orange Xs that may be harvested but are assumed to have no merchantable volume. Table 1 summarizes the marked timber by species. Table 2 breaks down the marked timber volume by species/grade and diameter. The average DBH of these trees is 15.8 inches. The average volume per tree is 131.8 bd. ft. International. The marked timber was mostly above average quality for the area.



Stevens Timber Sale Map

Table 1. Stevens Timber Sale Summary by Species and Grade

Species	# Trees	Avg. DBH (in.)	Avg. Merch. Ht. (ft.)	Bd. Ft. International	Avg. Bd. Ft./Tree	Bd. Ft. Doyle
red oak group	218	16.2	21.3	29,681	136.2	20,334
white oak saw	279	16.1	24.2	28,811	103.3	18,756
white oak stave	128	17.1	30.6	13,349	104.3	9,761
hickory	90	15.2	18.5	9,844	109.4	6,519
post oak	99	14.8	15.8	8,974	90.7	5,848
walnut saw	44	15.9	19.5	5,559	126.3	3,792
black cherry	2	15.0	12.0	145	72.6	99
walnut veneer	1	20.0	32.0	92	92.4	97
Total/Average	732	15.8	21.2	96,457	131.8	65,204

Table 2. Stevens Timber Sale Volume (Bd. Ft. International) by Species and Diameter

Species	DBH (inches)													Total
	13	14	15	16	17	18	19	20	21	22	23	24	28	
white oak	620	4,554	6,416	8,389	7,940	4,113	4,008	2,300	1,608	865	319			41,133
black oak	695	3,665	3,318	5,605	4,637	3,446	1,926	1,553	568	133	235	514		26,295
hickory	371	2,561	1,570	2,619	1,076	596	663		387					9,844
post oak	482	2,423	3,349	1,848	490	227	156							8,974
black walnut		780	1,014	1,238	804	604	417	292		503				5,652
n. red oak		448	456	287	690	683	471			133			217	3,386
chinkapin oak		233	93	424	278									1,028
black cherry	67				78									145
Total	2,235	14,664	16,216	20,410	15,992	9,669	7,641	4,146	2,563	1,634	554	514	217	96,457

Landowner Expectations

1. Bids are to be made on a lump sum basis.
2. Only trees marked with orange paint may be cut.
3. All logging activity on the property must be completed by January 31, 2026.
4. Tree tops and logging debris must be removed from stream areas.

Bid Instructions

Please complete the form below and return it by either of the methods below:

Mail: Yarnell Forestry Consulting **Email:** eric@yarnellforestry.com

PO Box 545

Marshfield, MO 65706

- Bids must be returned by **4:00 P.M. on April 15, 2025.**

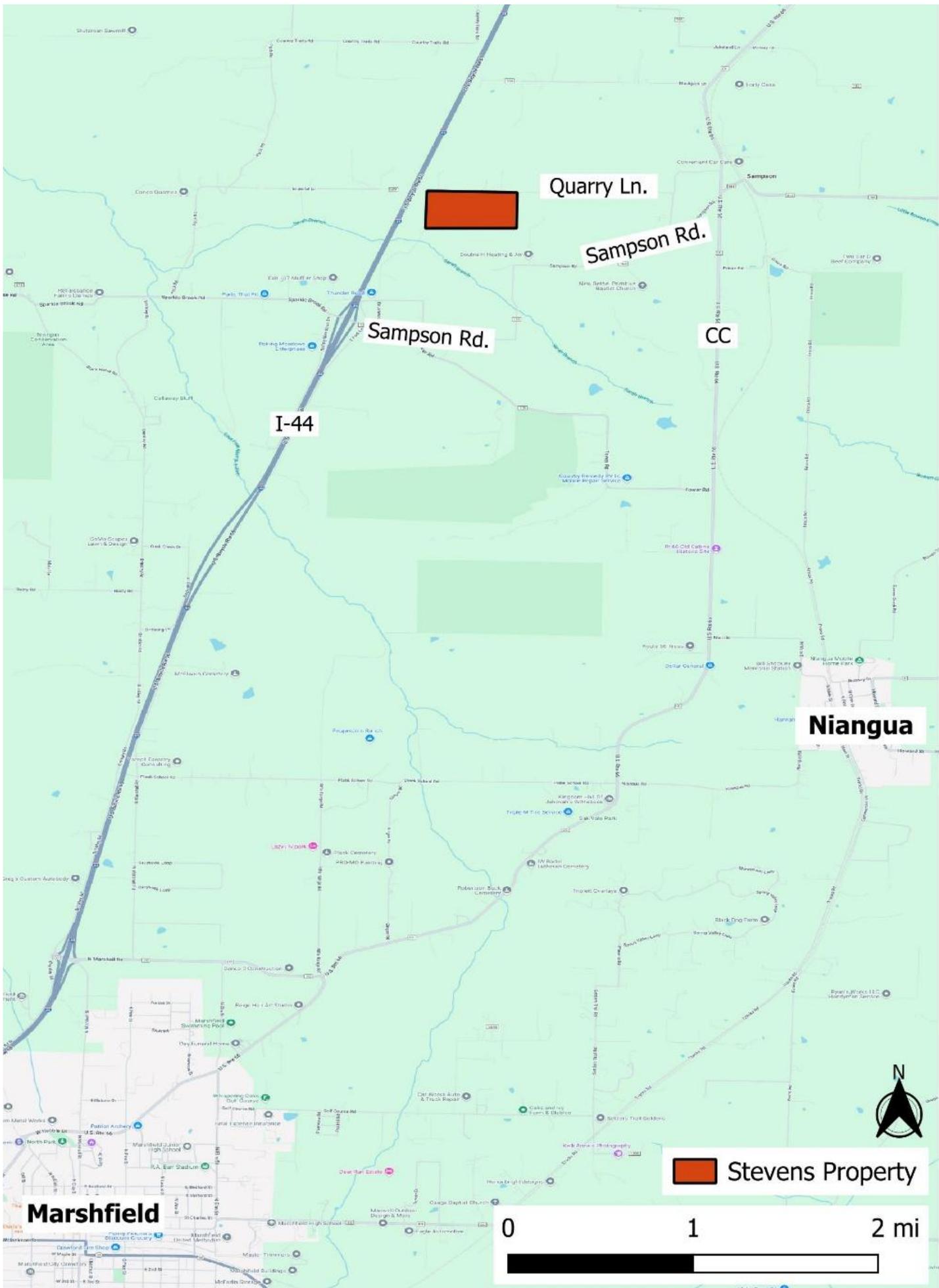
Telephone: _____

Address: _____

Bid Amount: _____

Signature: _____

Bidder names and amounts will be shared with all bidders.



Quarry Ln.

Sampson Rd.

Sampson Rd.

CC

I-44

Niangua

Marshfield

Stevens Property

0 1 2 mi